

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman  
Katie Gallagher, Council Representative  
Joe Polidori  
Ray Porterfield  
Jim Oper

ABSENT:

ALSO PRESENT: Edward F. Fitzgerald, Building Commissioner  
David Kulcsar, Assistant Building Commissioner  
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Katie Gallagher, "here", Joe Polidori, "here", Ray Porterfield, "here", Jim Oper, "here".

A motion to approve the minutes from January 9, 2014 was made by Katie Gallagher, second by Joe Polidori. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori. Abstain: Ray Porterfield, Jim Oper.

Mayor Albier: We sent out approximately 65 letters to residents that surround the school so that is why we are holding the meeting in Council Chambers to accommodate the residents.

Mayor Albier: Request from Akers Identity LLC to install an illuminated wall mounted sign located at 4760 Ridge Road for business identification of Zounds Hearing P.P. #433-07-008. Commissioner Fitzgerald: It complies with the sign ordinance and there is an approval letter from Ridge Park Square LLC. Mayor Albier: Zounds will have their grand opening next Tuesday. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to approve a request from Akers Identity LLC to install an illuminated wall mounted sign located at 4760 Ridge Road for business identification of Zounds Hearing. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori, Ray Porterfield, Jim Oper.

Mayor Albier: Request from TDA Architecture for a 681,171 square foot new building construction of the Middle School and Elementary School located at 9200 Biddulph Road P.P. #432-13-001, 432-13-002, 432-13-005. Commissioner Fitzgerald: This request is for site plan approval. There will be demolition of the existing and replacing of the building. The request is for site plan approval or at least approval of the placement of the building and if there are any incidentals/questions the Commission can address them at a later date. Mayor Albier: The main problem the City foresees is the traffic. The traffic at Brookridge at this time is busy in the morning. The traffic empties out onto Ridge Road which is a five lane road with a traffic light. The big difference is the traffic that will enter and exit on a residential street. I would recommend a traffic study in the area. I will make a request to hire a full time company that does this as their trade to

perform a traffic study. The times of the children attending school will be staggered. Joe Polidori: I would also recommend a traffic study. Mayor Albier: There is a detention basin on the property. I would recommend installing a fence around the basin. A detention basin in front of an elementary school needs to be secured. Brookridge where it is now has a huge sewer pipe which flows in the direction of Ridge Road. With this addition located in a residential area, will the sewer system be able to handle the extra flow? John Urbanick, Greenland Engineering for the Brooklyn School System: The goal for the storm water management facility is to satisfy two things: Flood control requirements set by the City and we have had discussion with C.W. Courtney the consulting engineer for the City. There will be a water quality feature that is required by the Ohio EPA. The goal for the storm water management facility is to minimize facility runoff and to extend the amount of time that high rate of water that's generated will get released into the system. We will not make this situation any worse than what it is. It will be equal to or better than what exists at this time. We will follow the ordinances and codes. There was further discussion regarding storm water management. Katie Gallagher: Would you please go over the general overview of the project? Ryan Schmit, TDA Architecture: The project size listing on the public notice was incorrect. The project size is: 107,000 square feet. The plans were reviewed and all aspects of the project were presented to the Commission. The project will consolidate campuses and resources. There are three identified entrance points to the facility: one for high school one for 4<sup>th</sup> through 7<sup>th</sup> and lastly one for pre K through 3. It distributes automobile and pedestrian traffic. Gates will be installed to facilitate the flow of traffic. There will be a one way road for traffic. The staggered start times will help with the flow of traffic. There will be no traffic flow changes in the front of the high school. There was further discussion regarding the flow of traffic and the increase of traffic located in the area. Joe Polidori: The concerns are the children walking to school. Ryan Schmit: We cannot prevent pedestrians walking in the vehicular line of cars. We can try to minimize amount of times they do it. Ray Porterfield: If a child is walking to school and the student is in the path of a vehicle, what are the safety procedures? Ryan Schmit: It wouldn't be any different when crossing an area. We try to minimize the amount of times students may do this. There was further discussion regarding the students crossing into the parking lot and sidewalks. Todd Hopkins, Treasurer for the Brooklyn School System: The Brookridge facility has areas where traffic is flowing through and students crossing in that area. In the past we utilize safety patrols which are older students to assist younger students to cross the area. We also have playground monitors to help cross the students. We will see a similar situation at the new facility. Brad Swaffield, I live at 9421 Behrwald Avenue. I have done a traffic study and there are 500 plus cars pass my house every day. How many more vehicles will there be in the area. I suggest Southwood to be closed and no entrance/exit on Behrwald. Commissioner Fitzgerald: Mr. Schmit and I reviewed the drawing previously for any zoning issues and there are none. I suggest the site plan be approved so they can work on the civil drawings for the building for code compliance. After further discussion a motion was made by Mayor Albier, second by Katie Gallagher to approve the request from TDA Architecture for a 107,000 square foot new building construction of the Middle School and Elementary School located at 9200 Biddulph Road with the conditions of a traffic study taken and a fence installed at the retention basin. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori. No -Ray Porterfield. Abstain - Jim Oper.



Ryan Schmit: In regards to the traffic study, will we need to present it to the Commission or may we submit for review? Mayor Albier: Decide what company will be doing it and check with Ed Fitzgerald. Commissioner Fitzgerald will also consult the City Engineer.

New Business:

Ray Porterfield: I would like to have a discussion regarding the location of Planning Commission meetings. I think it would be better to have the meetings located in Clerk of Courts. It is difficult to see the plans when they are reviewed in the conference room. Mayor Albier: We will look into it.

A motion was made by Katie Gallagher, second by Joe Polidori to adjourn. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.



Barbara Stanton  
Secretary



Mayor Richard Albier  
Chairman